



**72 OAKDENE PARADE, BELFAST,  
BT4 1LB**

**OFFERS AROUND £159,950**



A well-presented end-terrace home in the convenient Sydenham area. On the ground floor there is an entrance hall with wood laminate flooring and under-stairs storage, a comfortable living room and a separate dining area, both finished with matching laminate flooring. The kitchen is fitted with a good range of low-level units with wood-effect work surfaces and includes an under-oven, ceramic hob with stainless steel splashback and extractor hood, along with space for a fridge freezer and plumbing for a washing machine.

The first floor comprises two bedrooms, both with built-in storage, and a modern bathroom with a white suite including bath and separate walk-in shower, partly tiled walls, chrome heated towel rail and ceramic tiled floor. The gas fired boiler is neatly housed within a built-in cupboard. The attic room, accessed via a fixed ladder, features a Velux window, radiator and power points, making it suitable for a variety of uses. Outside, there is an enclosed, covered rear yard with a utility worktop and outside water tap, offering low-maintenance outdoor space.

Further benefits include gas fired central heating and double glazing, conveniently located close to the Belmont Road and Ballyhackamore areas with public transport links nearby. An ideal first time buy, early viewing is advised.

## Key Features

- Well-Presented End-Terrace Home In Convenient Sydenham Location
- Comfortable Living Room And Separate Dining Area With Matching Flooring
- Kitchen Includes Low-Level Units, Ceramic Hob, Under-Oven, And Extractor Hood
- Two First-Floor Bedrooms Offer Built-In Storage
- Modern Bathroom Suite With Bath, Walk-In Shower And Partly Tiled Walls
- Attic Room Features Velux Window, Radiator, Power Points, Suitable For Versatile Use
- Enclosed Covered Rear Yard With Utility Worktop And Outside Water Tap
- Benefiting From Gas Fired Central Heating And PVC Double Glazing



## Accommodation Comprises

### Entrance Hall

Wood laminate flooring, storage under stairs.

### Living Room

20' x 9'5

Wood laminate flooring.

### Dining Area

6'7 x 4'9

Wood laminate flooring.

### Kitchen

13'6 x 7'6

Modern fitted kitchen with range of high and low level units with wood effect work surfaces, inset 1 1/4 bowl sink unit with mixer tap. Built in under oven and ceramic hob with stainless steel splashback and stainless steel extractor hood. Plumbed for washing machine, space for fridge/freezer, wood laminate flooring.

### First Floor Landing

#### Bedroom 1

14'9 x 9'6

Built in robe.

#### Bedroom 2

9'9 x 9'6

Range of built in robes with sliding doors, built in storage cupboard housing gas fired boiler.

### Bathroom

Modern white suite comprising: Panelled bath with mixer tap and telephone hand shower, walk in shower cubicle with built in rainfall shower and hand held shower, pedestal wash hand basin with mixer tap, low flush WC, partly tiled walls, chrome feature wall mounted radiator, ceramic tiled flooring, recessed spot lighting and two built in cupboards.



### Attic Room

Velux window, electrical points and radiator. Accessed via fixed ladder.



### Outside

Enclosed covered rear yard with worktop for utility area and outside water top.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

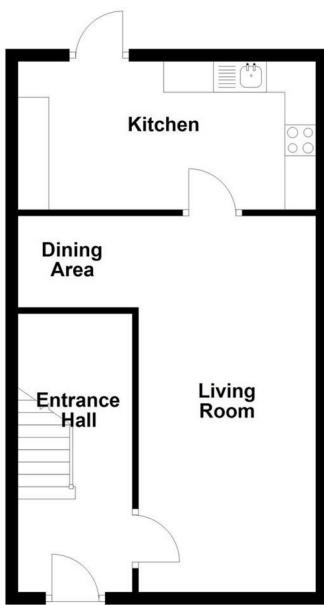
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

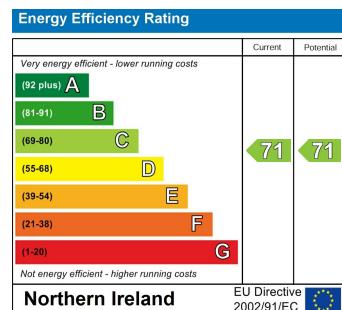
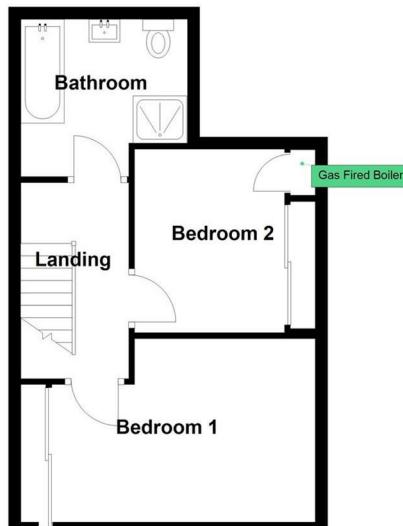




### Ground Floor



### First Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark